

WARRANTY DEED

THIS INDENTURE, made and entered into this **23rd day of August, 2002**, by and between **Paige L. Peebles unmarried, and Theresa L. Foshee, unmarried** parties of the first part, and **Barry C. Peebles and Michelle L. Peebles, husband and wife**, with full rights of survivorship and not tenants in common, parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in the City of **Hernando,,** County of **DeSoto**, State of **MS**.

Beginning at the northwest corner of Section 14, Township 3 South, Range 8 West, thence south 108.9 feet to a point in the south right of way of Miss. Highway 304; thence east 2504.4 feet along the south right of way of Miss. Highway 304 to the west right of way of Scott Road (40 fee wide); thence south 1909.26 feet along the west right of way of said road to the southeast corner of an existing 4.0 acre lot and the point of beginning of the following lot; thence south 85 degrees 10' west 600.0 feet along the south line of said existing 4.0 acre lot to the southwest corner of said lot; thence south 5 degrees 42' east 290.4 feet to a point; thence north 85 degrees 10' east 600.0 feet to a point in the west right of way of said Scott Road; thence north 4 degrees 31' west 290.40 feet to a point of beginning and containing 4.0 acres more or less. All bearings are magnetic. LYING IN THE SOUTHWEST QUARTER.

The Warranty in this Deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in Desoto County, Mississippi.

Desoto County Taxes for 2002 are not yet due and payable.

Parcel #: 3086-1400.0-00007.07

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as setforth above, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

STATENS - DESOTO CO.

AUG 29 11 20 AM '02

BK 427 PG 130
W.F. DAVIS CH. CLK.

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ps

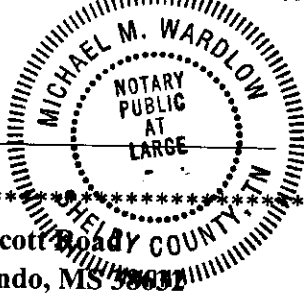

Paige L. Peebles


Theresa L. Foshee

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paige L. Peebles and Theresa L. Foshee** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **23rd** day of **August, 2002**.



[Signature]
Notary Public

My commission expires: _____

2-19-03

Property address: **2625 Scott Road**
Hernando, MS 38632

Grantor's address ... **2625 Scott Road**
... **Hernando, MS 38632**

Grantee's address **2625 Scott Road**
Hernando, MS 38632

Phone No.: (901) 452-8998

Phone No.: 662-429-0700

Phone No.: N/A

Phone No.: N/A

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Union Planters Bank, N.A.
700 Interstate Park Dr. Suite 714
Montgomery, AL 36109

This instrument prepared by:

Southern Trust Title Company
7515 Corporate Centre Drive
Germantown, TN 38138
(901) 754-2080

File No.: 4047909S

Return to: **Southern Trust Title Company**
7515 Corporate Centre Drive
Germantown, TN 38138
(901) 754-2080

(FOR RECORDING DATA ONLY)